

Bobby Adkins

From: Molly Moor <mollymoor@hotmail.com>
Sent: Monday, July 13, 2026 8:33 PM
To: Zoning Inquiries; Scott Reale
Cc: Audrey Fesik
Subject: Opposition to Variance Request P&Z # 26-11000016

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Dear Members of the Zoning Board of Appeals:

I am writing in opposition to the variance requested in P&Z application # 26-11000016. As the owner of property within 500 feet of the subject parcel, I am directly affected by the requested variance.

The applicant requests an 80% reduction in the required waterfront setback, from 25 feet to 5 feet, to accommodate a new single-family residence with an integrated swimming pool and turf sundeck. The public notice states that the requested relief is driven by the proposed site design rather than a physical characteristic of the property. In my opinion, the application does not demonstrate the type of property-specific hardship that justifies such a substantial variance.

The 25-foot waterfront setback is intended to preserve separation between development and the shoreline, maintain the character of the waterfront, and minimize the visual impact of structures adjacent to coastal waters. The subject parcel fronts a coastal pond, with protected beachfront beyond where additional development is prohibited. This creates a permanent open waterfront corridor that is a defining characteristic of this area. Reducing the setback from 25 feet to 5 feet would be inconsistent with the purpose and intent of the waterfront setback requirement.

The requested relief also does not appear to represent the minimum variance necessary. The Zoning Code recognizes that taller structures warrant greater separation by requiring additional setbacks as building height increases. Granting an 80% reduction for an elevated pool and sundeck is inconsistent with that planning objective.

For these reasons, I respectfully request that the Board deny the requested variance and uphold the waterfront setback requirements established by the Zoning Code.

Thank you for your consideration of these comments and for your service to the City.

Warm Regards,

Molly Moor